



TWO HAMPSHIRE

AT CABOT PARK



TOP OF THE MARKET

FOXBOROUGH, MA



DIRECTLY ON I-95

ACCESSIBLE AND VISIBLE

AMENITIES RICH



Two Hampshire at Cabot Park is a high profile 113,500 square foot first class office building at the intersection of I-95 and I-495 in Foxborough, MA. Its quality, location and access position it as the leader of the Foxborough/Mansfield market.

The contemporary, three-story building surrounded by woodlands features a distinctive glass lobby, efficient floor plates, and an abundance of natural light. The layout is a mix of offices, open space, and presentation rooms.

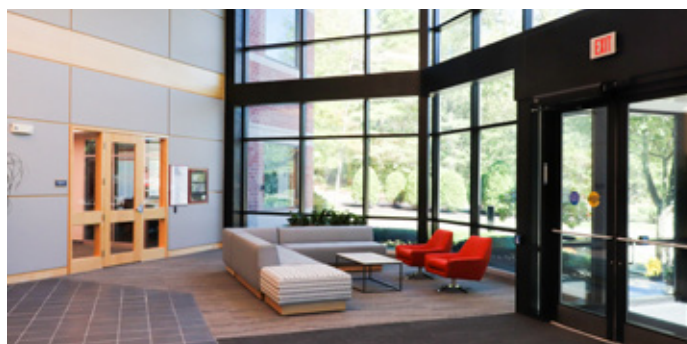
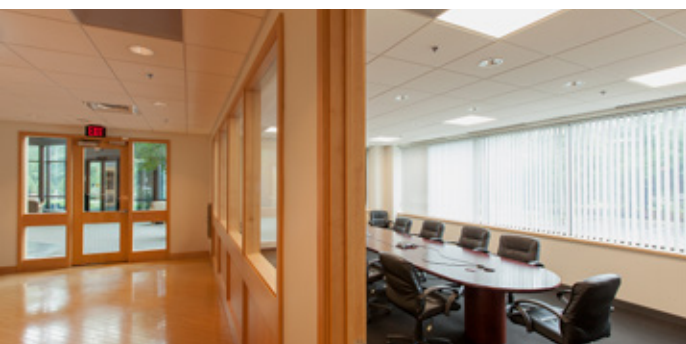
The maturely landscaped property is surrounded by woodlands that provide a natural buffer to I-95. At the same time, there is great corporate signage exposure, energy efficient modern systems, Verizon FIOS and Comcast Business services, and onsite building management. Two Hampshire is ideal for small- to mid-size tenants seeking configurations from 2,000 to 28,000 square feet.

Two Hampshire is well serviced by a number of amenities including onsite lockers and showers, a variety of nearby restaurants, retail, child care, fitness centers, and four hotels including the adjacent Holiday Inn. It is truly a jewel of the region.



SIZE	115,000 sf of Class A office space on three floors
SITE	10.3 acres facing Green and Hampshire Streets and bordering I-95
ADJACENT SITE	A 1.87-acre parcel is directly across the street
LANDSCAPING	Building and parking areas are handsomely landscaped
CONNECTIVITY	Wired Score Certified
ZONING	Limited industrial allowing for office, R&D, and manufacturing/distribution uses
UTILITIES	Electric, water, sewer, telephone, and gas
TELECOM	Comast, Verizon
PARKING	76 spaces with an above market parking ratio of 4.2 cars per 1,000 sf
LIFE SAFETY	Smoke detectors, sprinklers, 24/7 access and security





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